

Workingmen's Houses,
William Rooney House
314 Southern Avenue
Dubuque
Dubuque County
Iowa

HABS No. IA-159-Z

HABS
IOWA,
31- DUBU,
14- Z-

**PHOTOGRAPHS
HISTORICAL AND DESCRIPTIVE DATA**

Historic American Buildings Survey
Department of the Interior
National Park Service
Rocky Mountain Regional Office
P.O. Box 25287
Denver Colorado 80225

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Site Location: 314 Southern Avenue
Dubuque, Dubuque County, Iowa
DOT designation: Resource Site No. 1.3
Cadastral grid : NE1/4 NE1/4 S36 T89N R2E
USGS quadrangle: Dubuque South Iowa 7.5'
UTM coordinates: 15.691820.4705800
Lot dimensions : 59'x 138' : .19 acre
Lot description: Lot 1 of Lot 1 of Lot 1 of Lot 3
of O'Connor's Subdivision of
Mineral Lot 37

Present Owner: Iowa Department of Transportation
Present Usage: vacant
Present Condition : fair/good

Overall Dimensions: 2-story main block: 22'x 26'; 2-story addition: 10'x 20'.
Orientation : northwest
Architectural Plan type : 2-story rectangular with side addition.
Description : Foundation: coursed limestone perimeter walls.
Structure : wood frame with masonry exterior bearing walls
on lower level of main block.
Ext. walls: coursed limestone on lower story of main block;
aluminum siding installed in 1975 over upper
story and gables of main block and entire side
addition.
Roofs : moderately pitched end gable over main block;
shed roof, projecting from main gable, over
side addition; 3-tab asphalt shingles through-
out.
Chimneys : brick exterior end chimney centered on rear
gable of main block.
Dormers : none
Windows : (replacement) 1/1 double-hung sash throughout,
with variety of smaller, odd-sized windows on
side addition; plain casings and slip sills
throughout.
Openings : single-leaf front doors on stone main block and
side addition; plain casements and sills.
Porches : roof of side addition overhangs front wall to
form a 2-story porch; original porch evidently
removed.
Details : molded and boxed cornices on main block and
addition roofs.

Construction Date : 1871

Architecture Style: Gable ended box

Physical History : Dubuque teamster Morty O'Connor subdivided Mineral Lot 37 into residential lots along Southern Avenue in March 1868. That July he sold Lots 3 and 4 of the new development to currier William Rooney for \$450. In 1871 Rooney built this two-story stone-and-frame house on Lot 3 for \$1000. At the same time he built a frame barn for \$100. Later a sexton for St. Raphael's Church and then a watchman for the Illinois Central Railroad, Rooney occupied the house with his wife and sons, subdividing the land at least once more, before he sold it in 1890 to Morris Scollard [Scollard]. Scollard in turn sold the property to Elizabeth Goodman in 1892. It passed through a series of owners before being purchased in 1920 by Charles Boyer. The house remained in the Boyer family until 1951.

Since the construction of the original 22'x 28' two-story block in 1871, the house has undergone a variety of alterations and additions. A two-story frame addition has been added onto the east wall of the main block; new casings and sashes have been installed on the windows; asphalt shingles have been installed on the roof; the exterior doors have been replaced; exterior trim has been replaced; a wood stairway was added onto the building's front in 1962 and later removed; and, finally, the frame portions of the building's exterior walls were covered with aluminum siding in 1975.

Significance: At the time of its construction, the William Rooney House was one of the most substantial and expensive of the workingmen's dwellings built along Southern Avenue at the southern periphery of Dubuque. With its three-bay facade, end gabled roof and stone lower story, the building is distinguished as a vernacular adaptation of a typical workingmen's house type. Its extensive subsequent alterations - particularly the most recent sheathing with exterior siding - have seriously compromised its architectural integrity, however.

References: Sanborn Insurance Maps: 1909, 1972.
Dubuque City Directories: 1857 - 1970.
Dubuque County Assessment Record: 3-32-3-6.
Dubuque City Building Permit Records: 314 Southern Avenue.
Iowa Department of Transportation, "Draft Environmental
Impact Statement - Cultural Resources Assessment."
Land Title Abstract (located at Iowa Department of
Transportation, Ames Iowa).
Dubuque Daily Herald: 17 December 1871.

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